

**ORDINANCE NO. 001214-94**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:**

**LOT A, A PORTION OF OUTLOTS 7 AND 8, DIVISION E, ORIGINAL CITY OF AUSTIN, FROM FAMILY RESIDENCE (SF-3) DISTRICT TO GENERAL OFFICE MIXED USE-HISTORIC-CONDITIONAL OVERLAY (GO-MU-H-CO) COMBINING DISTRICT, GENERALLY KNOWN AS THE MUELLER-DANFORTH HOUSE, LOCALLY KNOWN AS 1400 WEST AVENUE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district to general office-mixed use-historic-conditional overlay (GO-MU-H-CO) combining district on the property described in File C14H-00-2182, as follows:

Lot A, a portion of Outlots 7 and 8, being 104.3 x 201 feet, more or less, Division E, Original City of Austin, and more particularly described on the map or plat filed in the General Land Office of the State of Texas, (the "Property")

generally known as the Mueller-Danforth House, locally known as 1400 West Avenue, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

Development of the Property for non-residential use may not exceed 90 percent of gross floor area of the gross floor area of the structures on the property.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general office (GO) base district and other applicable requirements of the City Code.

**PART 3.** The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

**PART 4.** This ordinance takes effect on December 25, 2000.

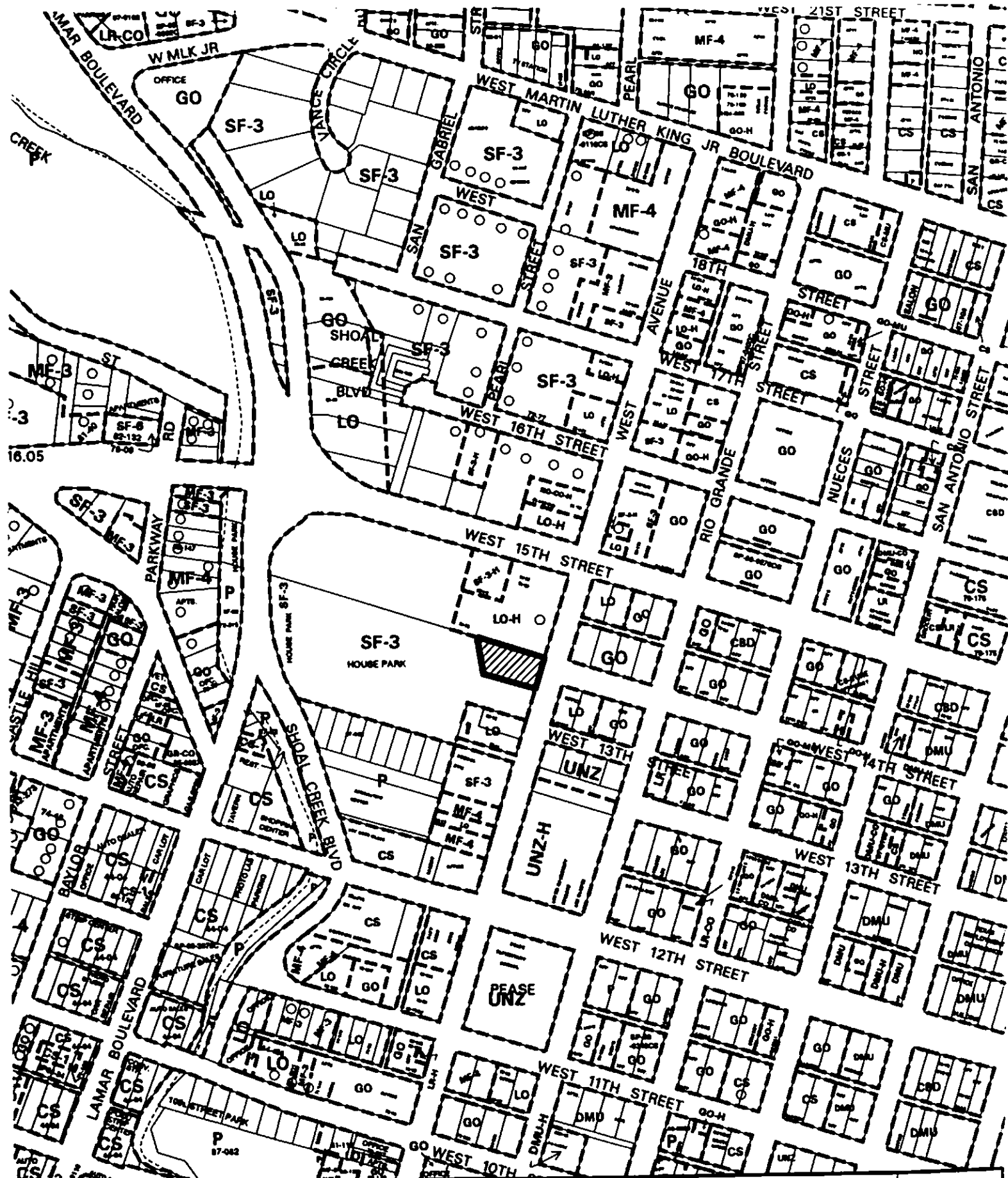
**PASSED AND APPROVED**




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December 14, 2000

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\_\_\_\_\_  
*Kirk Watson*  
Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_  
*Andrew Martin*  
Andrew Martin  
City Attorney

**ATTEST:** \_\_\_\_\_  
*Shirley A. Brown*  
Shirley A. Brown  
City Clerk



SUBJECT TRACT   
 PENDING CASE   
 ZONING BOUNDARY   
 CASE MGR: G.RHOADES

001214 94  
**CASE #: C14H-00-2182**  
 ADDRESS: 1400 WEST AVENUE  
 SUBJECT AREA (acres): N/A

**HISTORIC ZONING EXHIBIT A**

DATE: 00-09

INTLS: BAR

CITY GRID  
 REFERENCE  
 NUMBER  
 J23